147.0	0005	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	864,900	/	864,900
USE VALUE:	864,900	/	864,900
ASSESSED:	864,900	/	864,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BANNON WILLIAM L
Owner 2:	BANNON LINDA J
Owner 3:	
Street 1:	139 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,209 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2387 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5209.000	403,900		461,000	864,900
Total Card	0.120	403,900		461,000	864,900
Total Parcel	0.120	403,900		461,000	864,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.30 | /Parcel: 362.3

Legal Description

User Acct
96728
GIS Ref
GIS Ref
Insp Date
05/07/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID 147.0-0005-0001.0

!11502!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,900	0	5,209.	461,000	864,900	864,900	Year End Roll	12/18/2019
2019	101	FV	294,600	0	5,209.	432,200	726,800	726,800	Year End Roll	1/3/2019
2018	101	FV	304,100	0	5,209.	357,300	661,400	661,400	Year End Roll	12/20/2017
2017	101	FV	304,100	0	5,209.	328,500	632,600	632,600	Year End Roll	1/3/2017
2016	101	FV	304,100	0	5,209.	299,700	603,800	603,800	Year End	1/4/2016
2015	101	FV	287,500	0	5,209.	293,900	581,400	581,400	Year End Roll	12/11/2014
2014	101	FV	287,500	0	5,209.	273,200	560,700	560,700	Year End Roll	12/16/2013
2013	101	FV	287,500	0	5,209.	259,900	547,400	547,400		12/13/2012

PRINT

Date	Time
12/11/20	01:40:03

LAST REV

Date	Time
06/12/18	11:49:48
apro	

TAX DISTRICT | PAT ACCT. 11502

USER DEFINED

Prior Id # 1:	96728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANNING MARGARE	27999-538		12/19/1997		210,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	731	Redo Bat	16,600					
4/13/2011	273	Redo Bas	23,624					
3/19/2007	158	Siding	15,850			G8	GR FY08	
6/15/2005	590	Addition	128,000	C		G7	GR FY07	12X26 23 STY, NEW

ACTIVITY INFORMATION

Date	Result	By	Name
5/7/2018	MEAS&NOTICE	BS	Barbara S
1/20/2009	Meas/Inspect	345	PATRIOT
5/1/2006	Permit Visit	BR	B Rossignol
11/17/1999	Meas/Inspect	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5209		Sq. Ft.	Site		0	80.	1.11	9									461,017						461,000	

Total AC/HA:	0.11958	Total SF/SM:	5209	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	461,017	Spl Credit		Total:	461,000

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14715910
Const Adj.:	0.98990101
Adj $ / SQ:	141.947
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452806
Depreciation:	48903
Depreciated Total:	403903

COMMENTS

PDAS.. OF=2ND SINK IN FBATH & BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

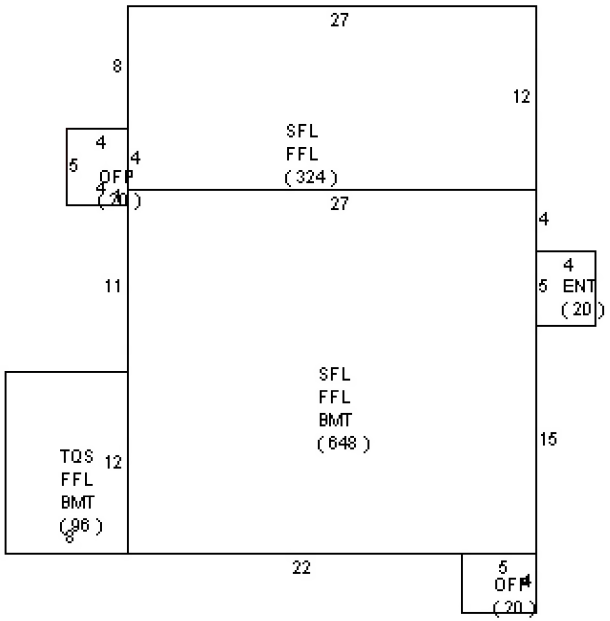
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.95
Special Features:	0	Val/Su Net:	138.51
Final Total:	403900	Val/Su SzAd	191.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	141.950	151,599
SFL	Second Floor	972	141.950	137,972
BMT	Basement	744	61.490	45,750
TQS	3/4 Story	72	141.950	10,220
OFP	Open Porch	40	43.560	1,742
ENT	ENTRY	20	26.130	523

Net Sketched Area:	2,916			Total:	347,806
Size Ad	2112	Gross Are	2940	FinArea	2387

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	37	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X11	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	